

NOTICE OF LAND USE CODE TEXT AMENDMENT AND ENVIRONMENTAL DETERMINATION

Councilmember Peter Steinbrueck is proposing Land Use Code revisions and corrections to zoning regulations for Downtown Seattle, and clarifications to other Land Use Code sections affected by the Downtown zoning amendments adopted on April 3, 2006, Ordinance 122054. The proposed changes include the following:

Downtown Code Changes

- Incorporate updated and corrected maps, and correct erroneous map references;
- Add elementary and secondary schools as uses that satisfy street level use requirements;
- Specify that tower spacing regulations apply in Downtown Mixed Commercial zones with height limits over 160 feet south of Union Street;
- Correct the point at which nonresidential tower separation limits apply (above a height of 240 feet rather than 145 feet);
- Remove a residential tower width exception for combined lots;
- Revise requirements for provision of pedestrian lighting;
- Clarify the exception for the location of parking in Section 23.49.019;
- Clarify the regulations for the location of access to parking;
- Remove a reference to a deleted definition in the Downtown Amenity Standards;
- Repeal an obsolete vesting provision for developments that participated in the Transfer of Development Credits Program downtown;
- Correct an obsolete height limit in the International District Mixed zone to reflect a rezone adopted in 1990; and
- Repeal an obsolete definition for maximum structure height in downtown zones.

Changes Affecting Other Code Provisions

- Amend Section 23.41.012 to specify that Design Review departures may not be granted from Land Use Code provisions for transportation concurrency; standards for location of access to parking in downtown zones; definitions; measurements; and most requirements related to streets, alleys and easements in Chapter 23.53; and
- Amend Section 23.45.008 to clarify the effect of changes in definitions on provisions for parking for low-income housing in multifamily zones.

ENVIRONMENTAL DETERMINATION

DPD has determined that the amendment described above will not have a significant adverse environmental impact, and has issued a Declaration of Non-Significance (no Environmental Impact Statement required).

HOW TO APPEAL

Appeals of the decision to issue a Declaration of Non-Significance must be submitted to the Office of the Hearing Examiner by 5:00 p.m. **July 27, 2006**. Appeals should be addressed to the Hearing Examiner and must be accompanied by a \$50.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to:

**City of Seattle
Hearing Examiner
PO Box 94729**

Seattle, WA 98124-4729

INFORMATION AVAILABLE

Copies of the proposed amendments are available from the City Clerk's Office, 600 4th Avenue, City Hall, third floor. The City Clerk's Office is open Monday through Friday, 8 a.m. to 5 p.m. Copies may also be obtained at the DPD Public Resource Center, 700 5th Avenue, Suite 2000 in the Seattle Municipal Tower. The Public Resource Center is open 7:30 a.m. to 5:30 p.m. on Monday, Wednesday and Friday and 10:30 a.m. to 5:30 p.m. on Tuesday and Thursday.

The proposed legislation and related information are also available through the Council's website at www.seattle.gov/council/issues/height_density.htm

Questions regarding the proposal may be directed to:

Rebecca Herzfeld, City Council Central Staff, at (206) 615-1674 or via email at rebecca.herzfeld@seattle.gov